

140 QUEEN

THINGS WE LOVE

- 6 French doors overlooking and offering access gardens
- Hearing the tranquil sounds from 4 fountains throughout the property
- Lounging by the pool or hosting small and large garden parties with friends throughout the year
- Opening up our home for special events like Spoleto, weddings, anniversary celebrations, and baby showers
- Having cocktails and lighting a wood fire in the living room on cool nights
- Sunlight brightening up the house throughout the day, through dozens of windows and doors facing all directions due to L-shape of property
- The quiet privacy of the primary suite, setback from the main house – even when entertaining overnight guests
- The antiqued mirrored ceilings in the dining room during candlelight dinners (and preparing for said dinners in the butler's pantry / selecting China patterns from our displays)
- Hosting football 'tailgates' in the pool house
- Deeded off-street parking for 3 cars easily accessible through the mudroom or rear entry of home
- Massive ~ 4ft high crawlspace under entire main house for easy storage of anything
- Riding bikes to Colonial Lake and along the Battery
- Walking to 5min to King Street to enjoy shopping, dining at 167 Raw, or a glass of wine at Bin 152
- 2x garbage days – Queen St one day, and Logan St the next, given the rear parking alley's access on Logan
- Comfort in the property being part of the original, non-land-filled Peninsula – always high and dry, even in times of coastal weather
- Designer and bespoke details (beautiful and fun) throughout every room – from custom drapes, crown molding details, wallpapers (on walls and some ceilings), lighting details – to a built-in soda fountain in the wet bar
- Enjoying the gardens in the Spring – knowing the irrigation system / separate irrigation meter will keep all the plants healthy

